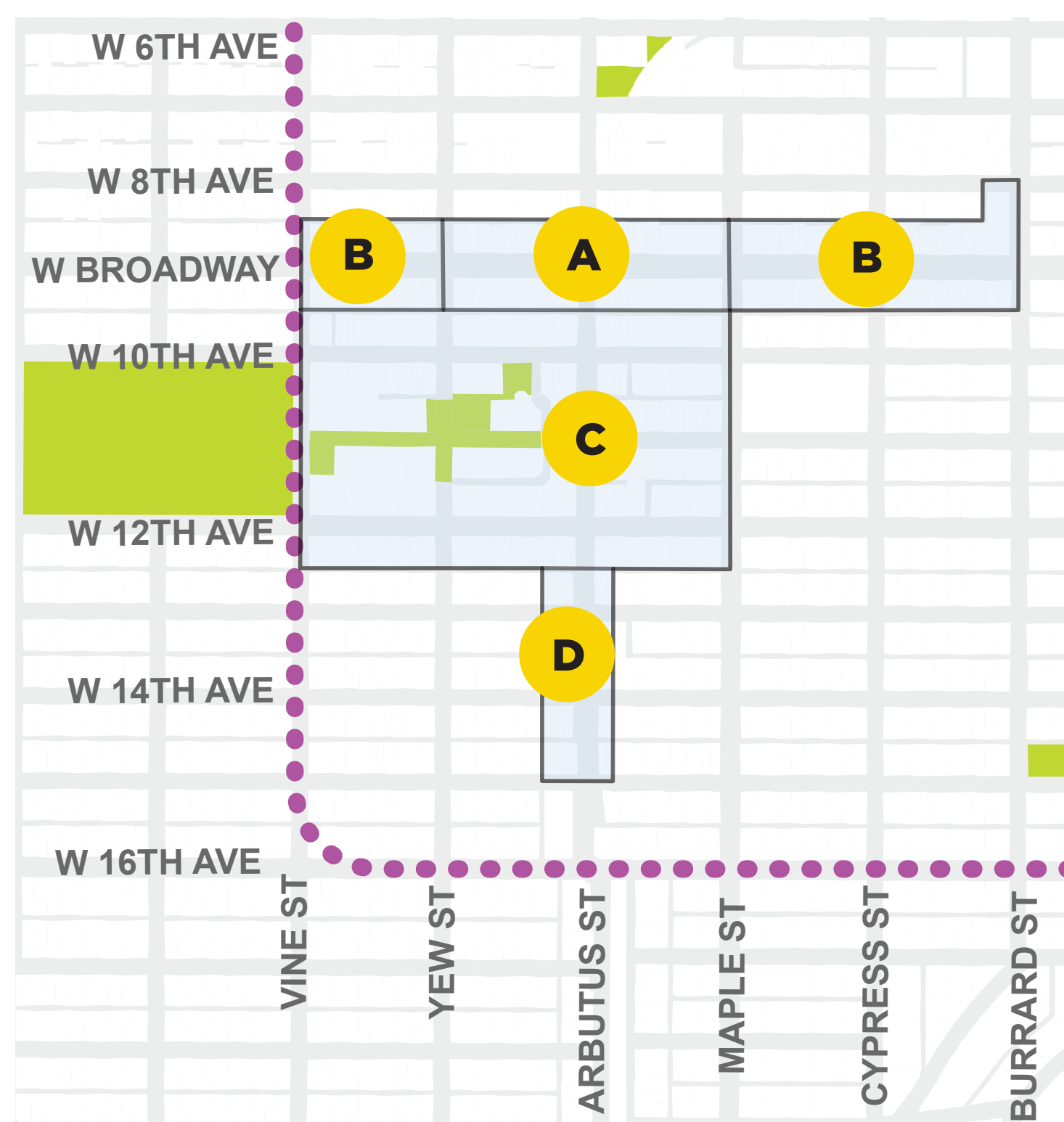


# Broadway/Arbutus South *Tomorrow*



- Legend**
- ..... Broadway Plan Study area
  - Park
  - Character area
  - Centre
  - Policy area
  - Policy area boundary

Broadway/Arbutus South is a mixed-use area with a significant concentration of job space, as well as housing, shops and services. Along Broadway are several older office buildings and newer mixed-use strata developments, up to seven storeys. Arbutus Street has newer low-rise mixed-use development with shops, services and restaurants at grade. Off Arbutus is a mix of housing, office buildings, independent schools, and a handful of heritage sites, as well as the Arbutus Greenway running north-south. Developed in the late 1990s on former industrial land, Arbutus Walk comprises four blocks of mid-rise apartments and townhouses, surrounded by green space, tree-lined streets and walking paths.

## PRIORITIES

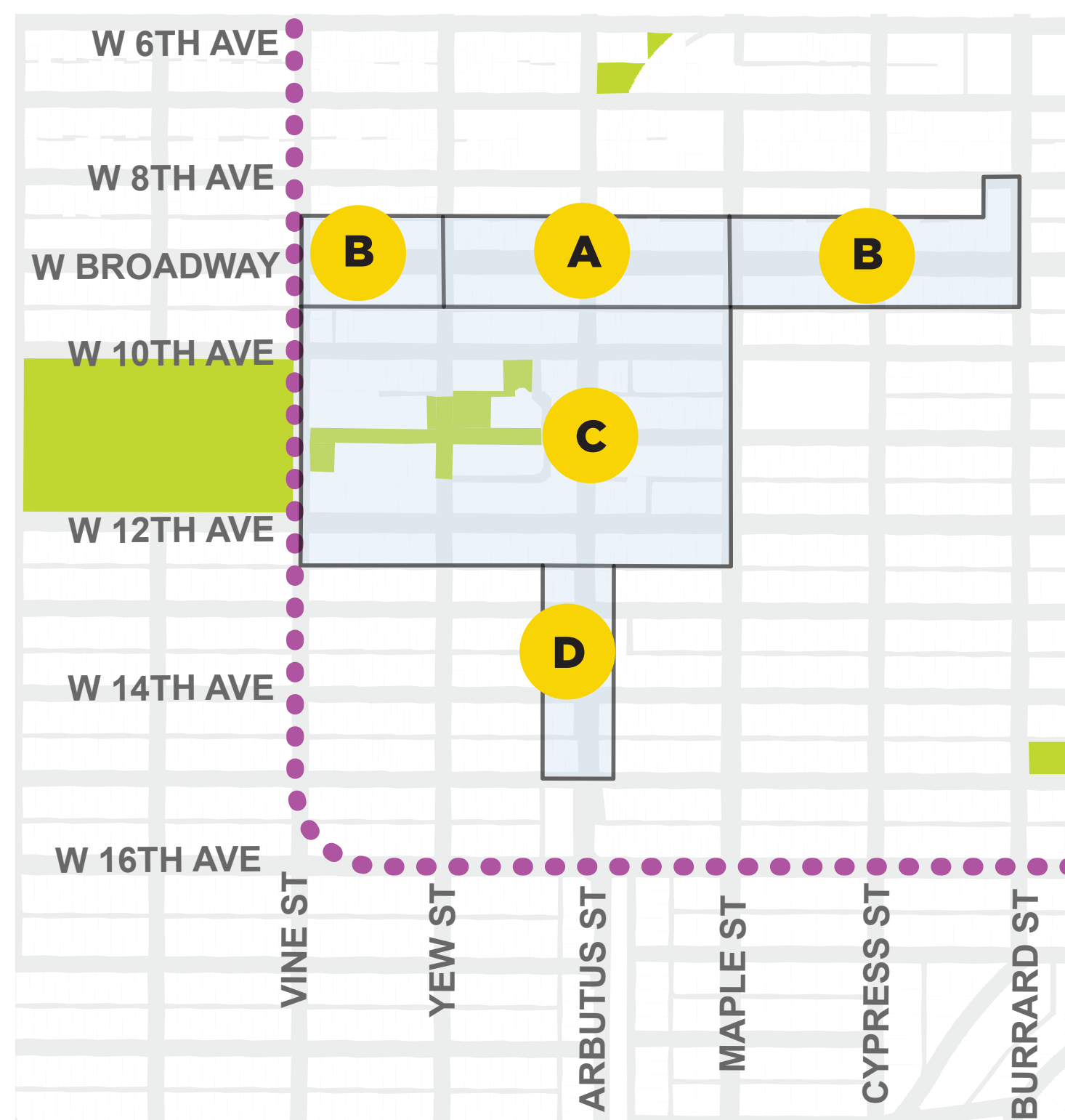
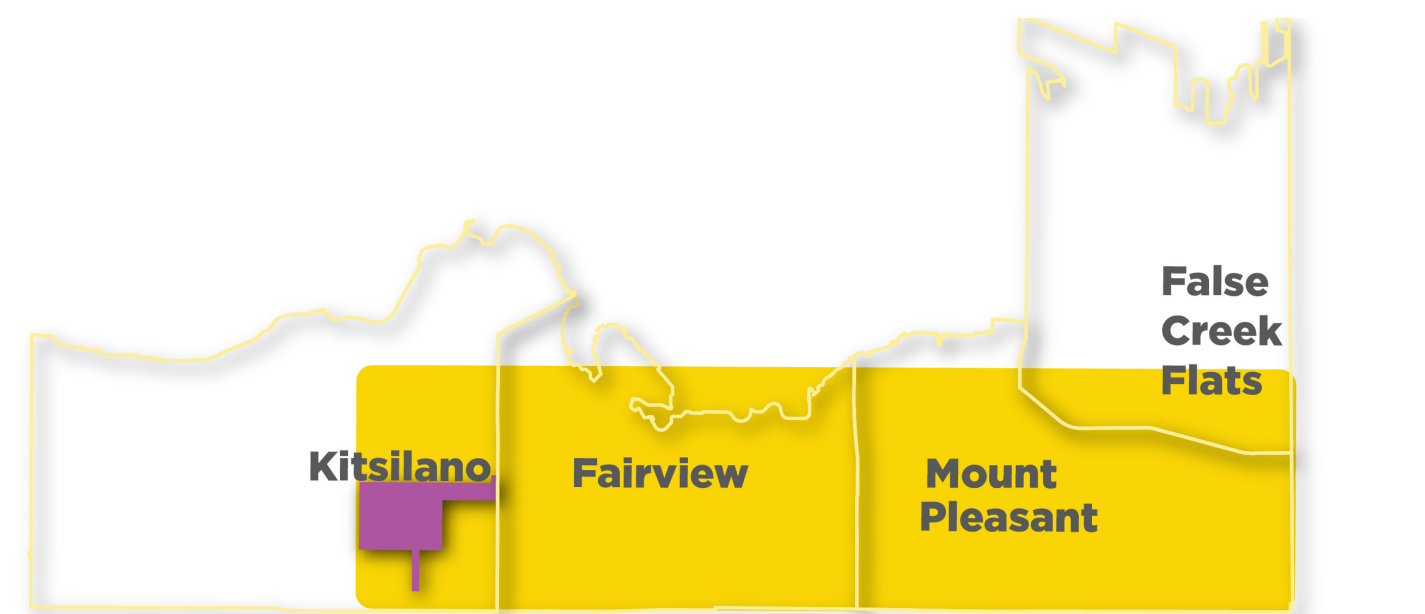
Key planning priorities to consider for this sub-area, identified through community engagement, city-wide objectives, and technical work, include:

- » There is a need for job space and affordable housing close to rapid transit, including secured rental and social housing options.
- » There is a need for services and amenities to support a growing population, such as childcare and cultural facilities.
- » This area provides opportunities for new housing, job space and amenities while minimizing displacement of existing rental tenants.
- » Broadway is perceived as lacking character and activity. In places it has narrow sidewalks and/or lacks street trees, and inactive ground floor uses limit pedestrian interest and vibrancy.
- » Arbutus Station on the northeast corner of Arbutus Street and Broadway will be the western terminus of the Broadway Subway, until the rapid transit line is extended to UBC. In the interim period the station will be integrated with a bus loop for the 99 B-Line.
- » Arbutus Street south of West 12th Avenue has narrow sidewalks and lacks a buffer from vehicular traffic on some blocks for people walking, particularly on the west side.

## FUTURE DESIRED ROLE

Strengthen Broadway/Arbutus South as a vibrant, walkable mixed-use area close to rapid transit by providing opportunities for additional housing (particularly secured rental and social housing), job space, amenities and local-serving commercial uses.

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## EMERGING DIRECTIONS

### » In Area A:

- » Consider increased height and density for station area mixed-use affordable housing (e.g. secured rental or social housing) or commercial development (e.g. office or hotel).
- » Work with the Province of BC and TransLink to integrate the Arbutus Station and interim bus loop with the Arbutus Greenway, nearby active commercial uses, and public space improvements.

### » In Area B:

- » Consider increased height and density for mixed-use affordable housing (e.g. secured rental or social housing) or commercial development (e.g. office or hotel).

» In Areas A and B, require a minimum job space component (e.g. office above retail) for mixed-use development.

### » In Area C:

- » Consider increased height and density on limited sites for mixed-use affordable housing (e.g. secured rental or social housing) or commercial development (e.g. office or hotel).

» Require a minimum job space component for mixed-use development on sites with existing job space.

» Encourage continuous active ground floor commercial frontages along Arbutus Street.

### » In Area D:

» Strengthen both sides of Arbutus Street as a more walkable, mixed-use street with new housing opportunities and continuous active ground floor commercial frontages.

» Consider increased height and density for affordable housing (e.g. secured rental or social housing).

» On the east side of Arbutus Street, explore opportunities to wrap active ground floor commercial uses to animate and serve the Arbutus Greenway.

» Foster Broadway as a Great Street with improved sidewalks, street trees, continuous active ground floor commercial frontages, and places for gathering.